

Applicant	Robert Hannan	
Request	Site Plan Level III Approval	
Location	148-R-04	
Legal Description	Croissant Park, PB 4, Page 28, Block 51-L, Lot 11	
Property Size	7150 sq. ft.	
Zoning	ROC	
Existing Land Use	Existing single family residence	
Future Land Use Designation	South Regional Activity Center	
Comprehensive Plan Consistency	Consistent with the Future Land Use Element – Permitted Uses South Regional Activity Center.	
Other Required Approvals	Final DRC sign off	
Applicable ULDR Sections	Sec. 47-5.60.E (ROC) 47-24.2 Site Plan Level III (Planning and Zoning Board)	
Notification Requirements	Sign Notice prior to the public hearing	
Action Required	Approve, Approve with conditions, Deny	
Project Planner Authorized By Approved By	Name and Title	Initials
	Yvonne Redding, Planner I	
	Greg Brewton, Acting Deputy Director	
	Marc LaFerrier, Director of Planning and Zoning	

REQUEST:

The applicant is requesting site plan level III approval for the property located at 404 SE 14th Court. The proposed use as a professional office requires Planning and Zoning Board approval pursuant to Section 47-5.60.E of the ULDR.

BACKGROUND:

The proposed property is located between two other ROC zoned properties. The neighborhood is a mix of RO, ROA, ROC and RMM-25. The applicant is also proposing a 438 sq. ft. addition to the subject structure.

PLANNING AND ZONING BOARD REVIEW OPTIONS:

1. If the Planning and Zoning Board determines that the application meets the standards and requirements of the ULDR and the criteria for proposed development or use, the Planning and Zoning Board shall approve or approve with conditions necessary to ensure compliance with the standards and requirements of the ULDR and criteria for the proposed development or use, the issuance of the site plan level III permit.

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2. If the Planning and Zoning Board determines that the proposed development or use does not meet the standards and requirements of the ULDR and criteria for the proposed development or use, the Planning and Zoning Board shall deny the site plan level III permit.

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